

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL
OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
IN THE CAMPUS HIGH SCHOOL URBAN RENEWAL AREA,
PROJECT NO. MASS. R-129 AND SOUTH END URBAN
RENEWAL AREA, PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Projects; and

WHEREAS, the Urban Renewal Plan for the Campus High School Urban Renewal Area, Project No. Mass. R-129, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the Madison Park IV Associates has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels X-31, X-33, X-34 and P-2A in the Campus High School and South End Urban Renewal Areas; and

WHEREAS, the Authority is cognizant of Chapter 30, sections 61 through 62H, of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Madison Park IV Associates be and hereby is finally designated as Redeveloper to Parcels X-31, X-33, X-34 and P-2A in the Campus High School and South End Urban Renewal Areas.

2. That it is hereby determined that Madison Park IV Associates possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plans for the Project Areas.
3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Madison Park IV Associates for the development of Parcels X-31, X-33, X-34 and P-2A conform in all respects to the Urban Renewal Plans for the Project Areas and that said Final Working Drawings and Specifications be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels X-31, X-33, X-34 and P-2A to Madison Park IV Associates, said documents to be in the Authority's usual form.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004).

New cross town street.

X-31

X-33

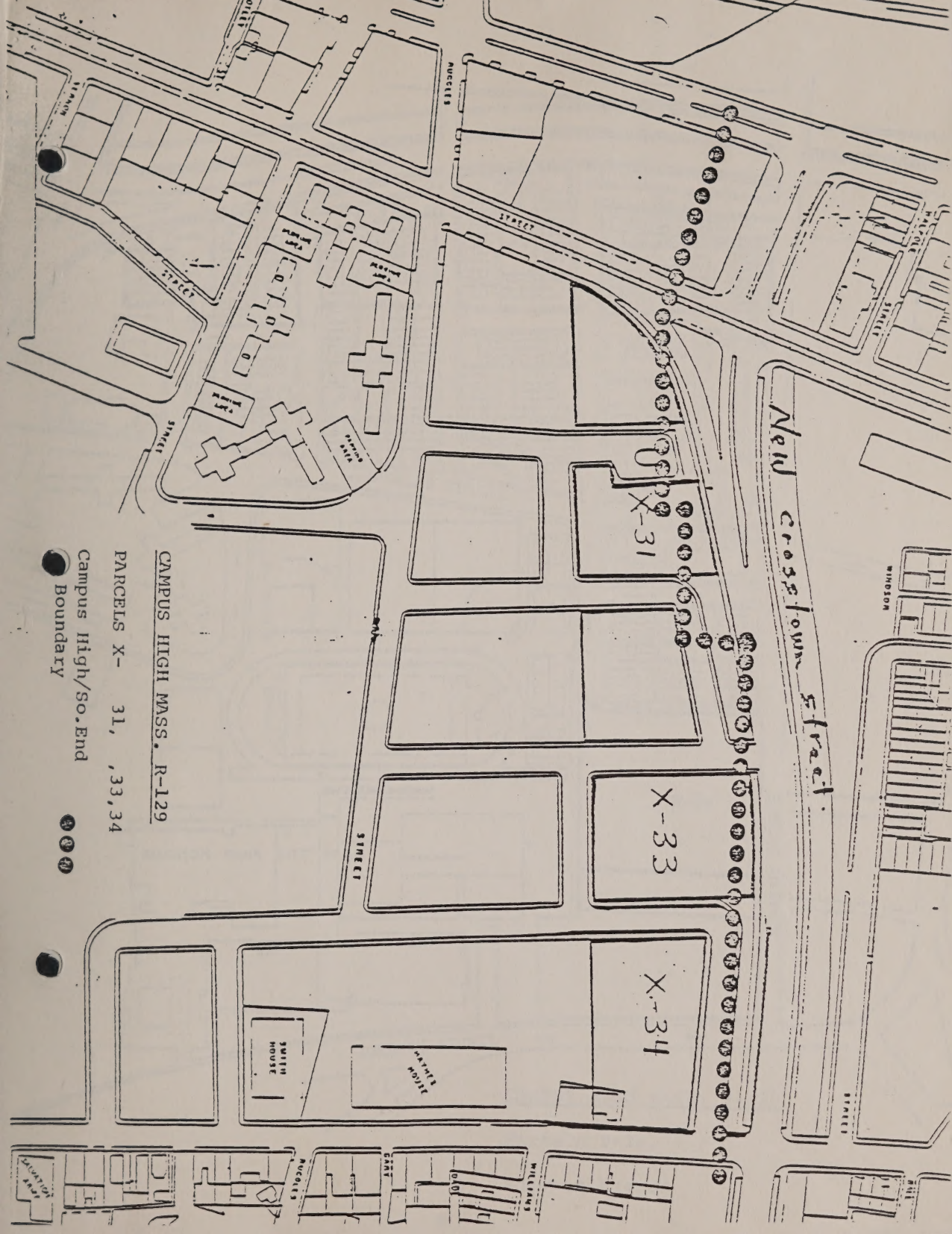
X-34

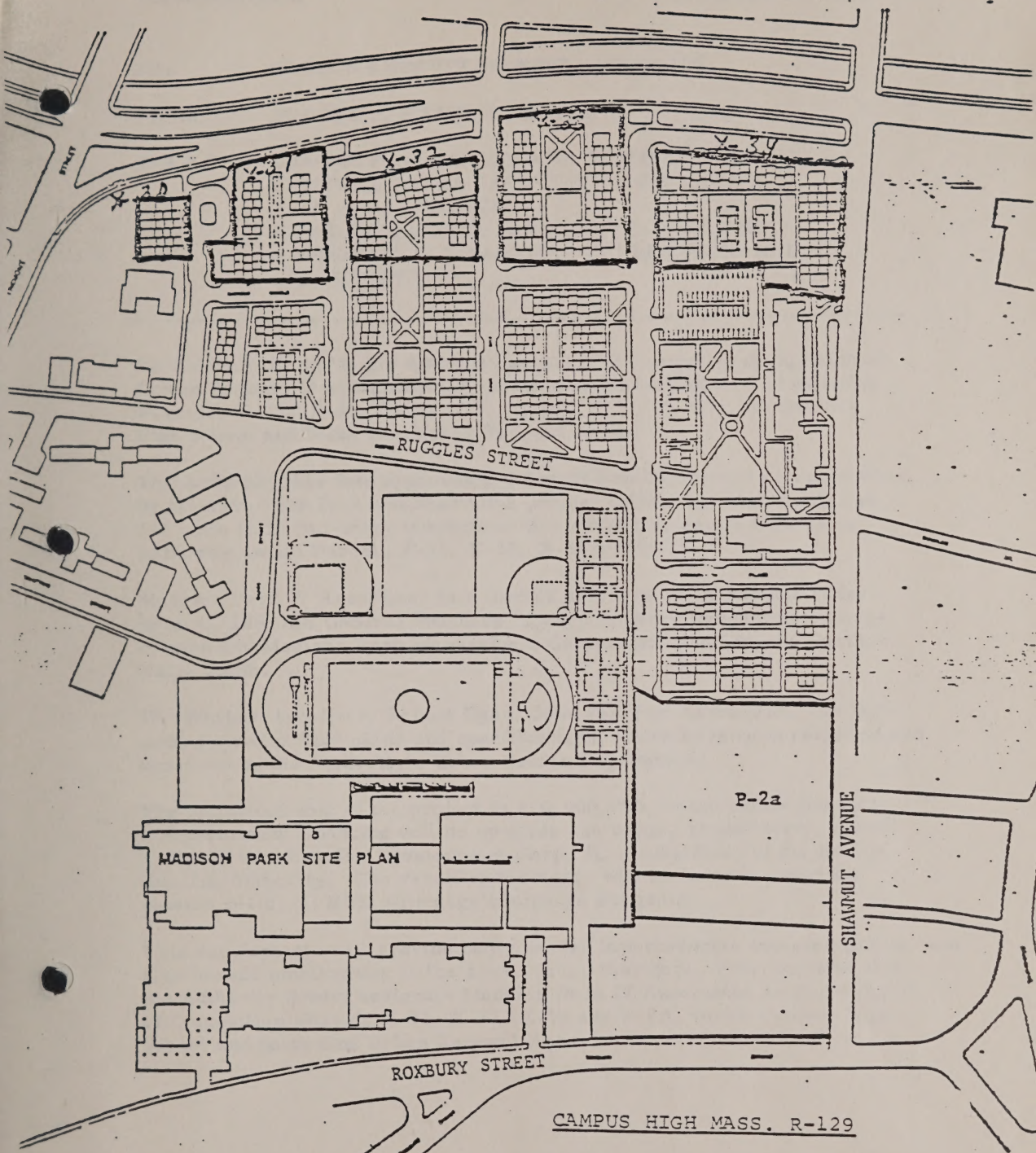
CAMPUS HIGH MASS. R-129

PARCELS X- 31, , 33, 34

Campus High/So. End

Boundary





CAMPUS HIGH MASS. R-129

Parcels P-2a,

Shawmut Avenue

MEMORANDUM

OCTOBER 29, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: CAMPUS HIGH SCHOOL AND SOUTH END URBAN
RENEWAL AREAS - DISPOSITION PARCELS X-31,
X-33, X-34 AND P-2A
FINAL DESIGNATION OF REDEVELOPER AND
APPROVAL OF FINAL WORKING DRAWINGS AND
SPECIFICATIONS

On October 18, 1979, the Authority approved the tentative designation of Lower Roxbury Development Corporation as Redeveloper of Disposition Parcels, P-2A, P-26, X-30, X-31, X-32, X-33, X-34 in the Campus High School and South End Urban Renewal Areas.

The Authority this date approved the Report and Decision of an application by Madison Park IV Associates for a project calling for construction of 143 units in 15 two-story townhouses for low and moderate income on Authority owned Parcels X-31, X-33, X-34 and P-2A.

Madison Park IV Associates is a limited partnership, organized under MGL C. 109 with General Partners, Lower Roxbury Development Corporation and Madison Park Management Corporation and Limited Partner, Ralph Smith.

The Project Architect, Robert Egan, John Sharratt Associates, has submitted a set of final plans and specifications, which have been reviewed and approved by the Authority's Urban Design Department.

The estimated cost of the project is \$10,000,000, construction financing and permanent financing will be by notes and bonds, respectively, issued by the Boston Housing Development Corp. II, a subsidiary of the Boston Housing Authority. The resulting mortgage will be insured under the Section 221(d) (4) HUD Mortgage Insurance Program.

This development will provide badly needed low-moderate income housing, and also benefit employment in the area. It is, therefore, recommended that the Authority finally designate Madison Park IV Associates as Redeveloper of Disposition Parcels X-31, X-33, X-34 and P-2A, in the Campus High School and South End Urban Renewal Areas.

